Coldhams Lane, Cambridge, CB1 3JL

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Guide Price £500,000

A well presented three bedroom semi-detached property extending to approximately 1044sqft and arranged over two floors. The property further benefits from a generous rear garden, off-road parking for multiple vehicles as well as garage and studio located close to local amenities and transport links.

LOCATION

Coldhams Lane enjoys a highly convenient position on the eastern side of Cambridge, providing excellent access to the city centre, Cherry Hinton and the surrounding areas. A good range of everyday amenities, supermarkets, shops and retail facilities are close at hand, while nearby Coldham's Common provides extensive green space for walking, cycling and recreation. The area is well served by regular bus services, with Cambridge railway station readily accessible, and offers excellent road connections via Newmarket Road and the A14, with the M11 and A11 also within easy reach. Addenbrooke's Hospital and the Cambridge Biomedical Campus are conveniently accessible, making this an attractive location for both commuters and those seeking easy access to the city's many amenities.

UPVC DOUBLE GLAZED DOOR
into:

ENTRANCE HALL
carpeted, radiator, downlight, upvc double glazed frosted window overlooking the side of the property, built-in storage cupboard with shelving, space and plumbing for washing machine, further understairs storage containing fuse box and electricity meter as well as shelving, coat hanging rail and hooks, stairs leading to first floor.

SITTING ROOM/DINING ROOM
carpeted, downlight, upvc double glazed bay style window overlooking the front of the property, two radiators. Dining Area with feature fireplace, carpeted, downlight, access into:

KITCHEN
with a range of floor and wall units, space for oven, extractor fan, space and plumbing for dishwasher, stainless steel sink, two upvc double glazed windows overlooking rear of the property, tile effect laminate flooring, downlight, upvc double glazed door out onto the side of the property, boiler.

DOWNSTAIRS W C
with w.c., wash hand basin, upvc double glazed frosted window overlooking side of the property, downlight, wood effect laminate flooring.

ON THE FIRST FLOOR

LANDING
carpeted, upvc double glazed frosted window overlooking side of the property, downlight, access into loft and varous rooms including:

PRINCIPAL BEDROOM
carpeted, upvc double glazed window overlooking front of the property, radiator, downlight.

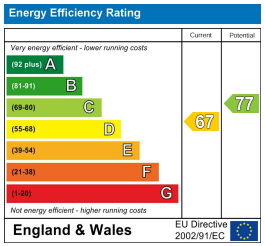
BEDROOM 2
carpeted, upvc double glazed window overlooking the rear of the property and garden beyond, built-in storage cupboard with shelving, further built-in wardrobe with hanging rail and overhead storage.

BEDROOM 3
carpeted, upvc double glazed window overlooking front of the property, radiator, downlight.

BATHROOM
three piece suite comprising of walk-in tiled shower, w.c, wash hand basin with storage cupboards beneath, bidet, upvc double glazed frosted window overlooking rear of the property, downlight, two heated towel rails, part tiled walls, tile effect laminate flooring.

OUTSIDE
The property is approached via driveway offering off-road parking for multiple vehicles in turn leading to garage. The front garden is predominantly laid to lawn and enclosed via wall. There is further covered parking area, outside water tap, driveway leading to GARAGE with up and over door concrete base, light and power and window overlooking the rear of the property. In addition to the garage there is a further STUDIO which is carpeted with windows overlooking both the front of the building and rear garden, power and lights.

The rear garden itself south west facing with generous terrace area perfect for outside seating and al fresco dining. The rear garden is predominantly laid to lawn and fully enclosed via timber fencing and wall to one side and hedging to the other, pathway leads down the garden to a timber storage shed.



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Tenure - Freehold

Council Tax Band - C

Local Authority - Cambridge City Council

Approximate Gross Internal Area 1044 sq ft - 97 sq m (Excluding Garage)

Ground Floor Area 629 sq ft – 58 sq m

First Floor Area 415 sq ft – 39 sq m

Garage Area 237 sq ft – 22 sq m

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.